

PB# 86-75

Louise Wagner

51-1-72

Louise Wagner Subdivision⁸⁶⁻⁷⁵

General Receipt

8562

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Louise Wagner

Jan 21 1987

\$ 500.00

For

Fine Hundred and 100/100

DOLLARS

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 1421</u>	<u>500.00</u>	

By

Pauline J. Townsend

Town Clerk

General Receipt

8676

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Louise Wagner (#86-75)

Feb. 26, 1 1987

\$ 538.75

Fine Hundred Thirty-Eight and 75/100

DOLLARS

For Application Fee - \$25.00
Pre-Preliminary - \$100.00
Preliminary - \$100.00
Final Plat - \$113.00
Final Plat Section Fee - \$150.00
P.B. Engineering Fee - \$48.75

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 126</u>		<u>538.75</u>

By

Pauline D. Townsend

Town Clerk

Title

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

copy

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue New Windsor, NY 12550

DATE

CLAIMED

ALLOWED

PROFESSIONAL SERVICES

Planning Board

Louise Wagner (86-75)

Plan/Field review

24,28 January 1987; 1.0 hour

40 00

Clerical

28 January 1987; .50 hour

8 75

Handwritten signature: Hank K. K. P.B.

Total

48 75



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

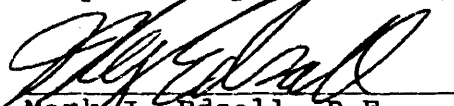
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:
PROJECT LOCATION:
NW #:
11 February 1987

Louise Wagner Subdivision
Beattie Road and Shaw Road
86-75

1). It is my opinion that the Minor Subdivision Plan as dated 6 February 1987 is acceptable from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED
DATE 2-11-87

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received 9/26/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid \$25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 17 SEPT. 1986

1. Name of subdivision LOUISE WAGNER - MINOR SUBDIVISION
2. Name of applicant LOUISE WAGNER Phone _____
Address BEATTIE ROAD, ROCK TAVERN, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record APPLICANT Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ELIAS D. GREVAS Phone (914) 562-8667
Address 33 QUASSAICK AVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the EAST side of BEATTIE ROAD
(Street)
_____ feet of AT SHAW ROAD
(direction)
7. Total Acreage 3.207± Zone R-1 Number of Lots 3
8. Tax map designation: Section 51 Lot(s) 72, Block 1
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

• Fees below to be
returned if subdivision not approved.
Fees collected \$100

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

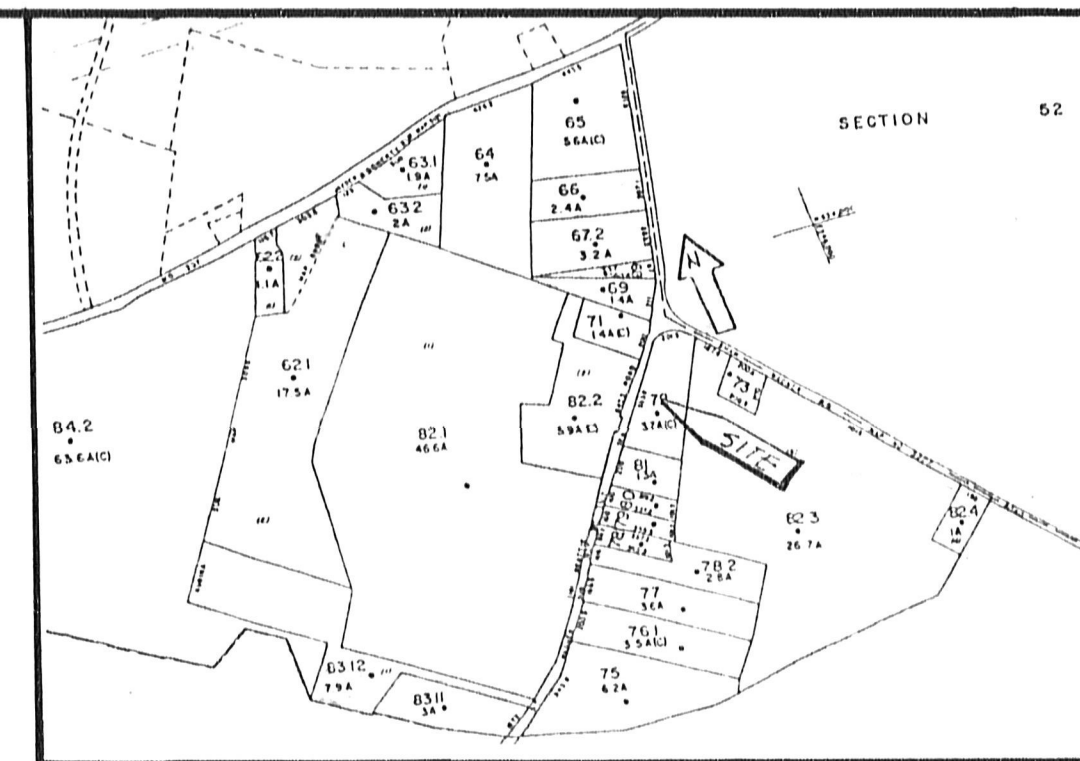
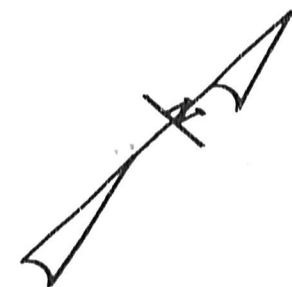
I, Louise Wagner, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Louise Wagner
Mailing Address Box 254 Beattie
Rock Tavern, N.Y. 12575

SWORN to before me this

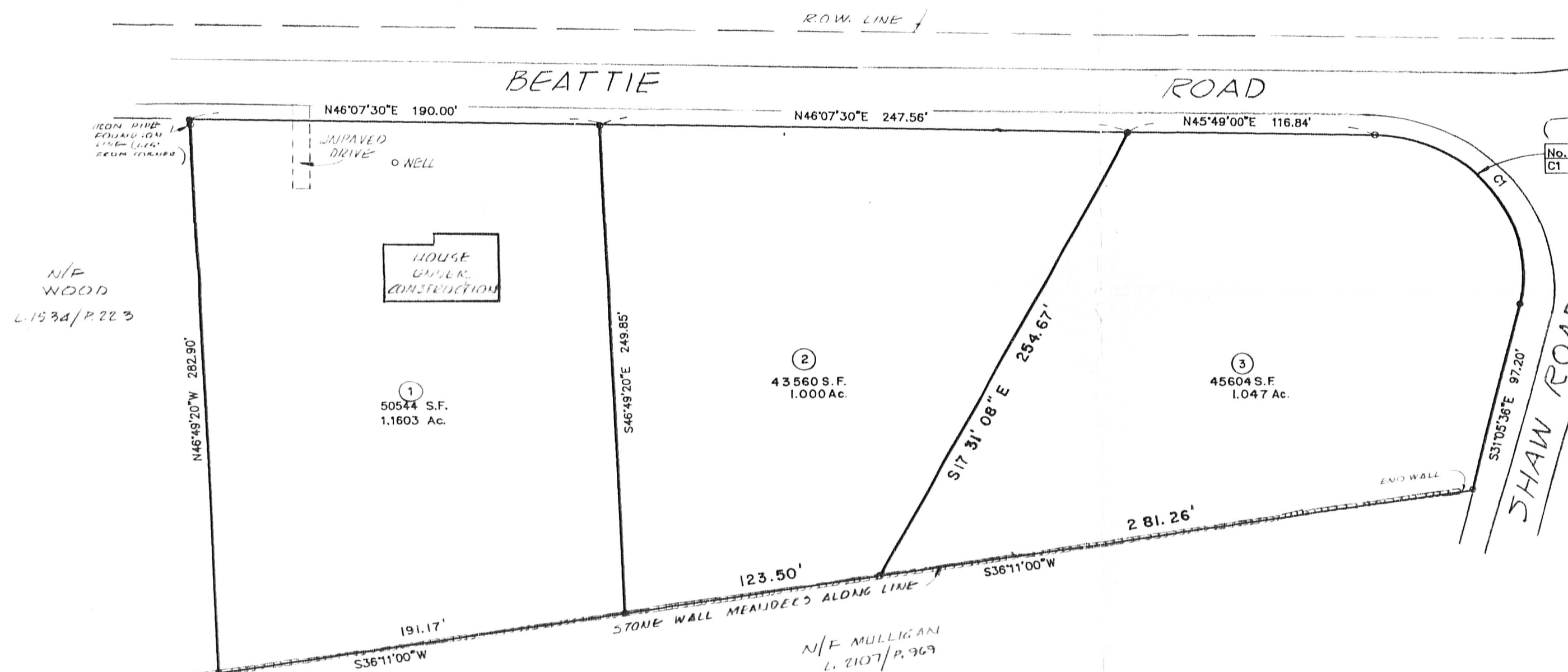
26 day of Sept, 19 86
Shirley B. Hassdenteufel
NOTARY PUBLIC

SHIRLEY B. HASSDENTEUFEL
Notary Public, State of New York
#4764798
Residing in Orange County
Commission expires January 31, 19 87



LOCATION MAP

1" = 800'



No.	Delta	Radius	Arc Length
C1	103°05'15"	70'	125.95'

NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 51, Block 1, Lot 72.
- PROPERTY ZONE: R-1
- PROPERTY AREA: 3.207± Acres
- APPLICANT: Louise Wagner
Beattie Road
Rock Tavern, N.Y. 12575
- Boundary data shown is from field survey completed by the undersigned on 18 August 1986.
- All Sewage Sanitary Disposal Systems shall be designed by a New York State-Licensed Professional prior to the issuance of a Building Permit. The system shall be inspected during construction and certified as to conformance to the original design prior to the issuance of a Certificate of Occupancy.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

Final Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 15 FEB 1987

BY *Lawrence Jones*
LAWRENCE JONES
Secretary

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 18 August 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is to the best of my knowledge and belief, correct.

E L S
ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

DATE	DESCRIPTION
1 28 87	REV. LOT LINE - LOTS 2 & 3

PLAN FOR:

LOUISE WAGNER

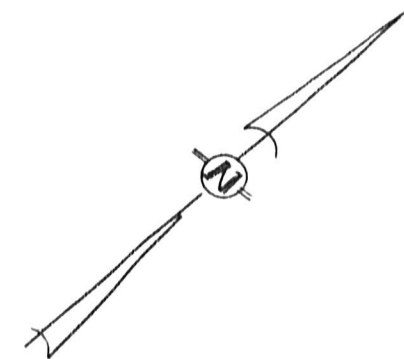
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: *EL*
Checked: *EL*
Scale: 1" = 50'
Date: 15 SEPT 86
Job No: 86-266

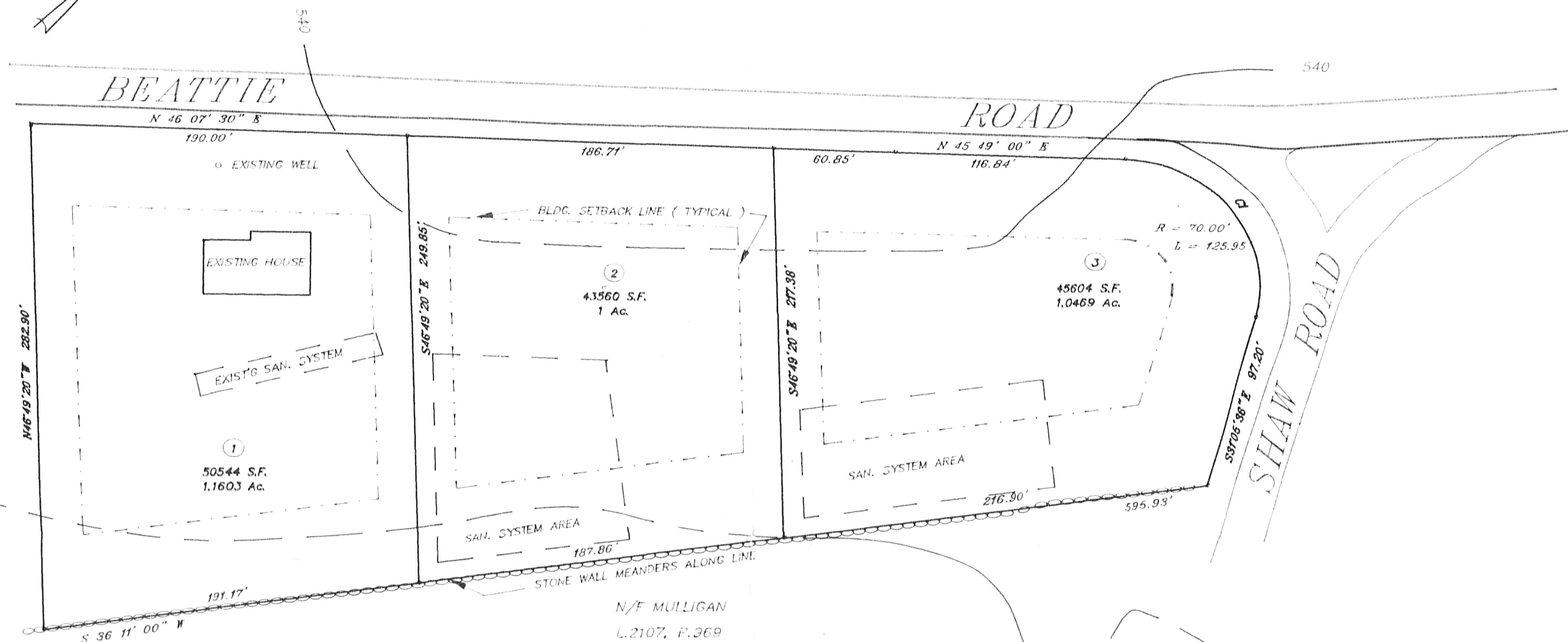
MINOR SUBDIVISION

R-1 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	ST. FRONTAGE	BLD. HEIGHT	FLOOR AREA	DEK COVERED
MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MAX.	MIN.	MAX.
43,560 SF	125'	45'	20' / 40'	50'	70'	35'	1,200 SF	25%



R-1 ZONE REQUIREMENTS				
LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD(S)	REAR YARD
MIN. 43,560 SF	MIN. 125'	MIN. 45'	MIN. 20'/40'	MIN. 50'
STREET FRONTAGE	BLDG. HEIGHT	FLOOR AREA	DEV. COVERAGE	
MIN. 70'	MAX. 35'	MIN. 1,200 SF	MAX. 25%	



NOTES

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 51, Block 1, Lot 72.
2. PROPERTY ZONE: R-1
3. PROPERTY AREA: 3.07± Acres
4. APPLICANT: Louise Wagner
Beattie Road
Rock Tavern, N.Y. 12575
5. Boundary data shown is from a field survey completed by the undersigned on 18 August 1986. Topography is from U.S.G.S. Mapping.
6. All Sewage Sanitary Disposal Systems shall be designed by a New York State-Licensed Professional prior to the issuance of a Building Permit. This system shall be inspected during construction and certified as to conformance to the original design prior to the issuance of a Certificate of Occupancy.
7. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

MINOR SUBDIVISION

PLAN PREPARED FOR

LOUISE WAGNER

SITUATE IN

TOWN OF NEW WINDSOR

ORANGE COUNTY

SCALE: 1"=50'

JOB NO. 86-266

NEW YORK

6 FEBRUARY 1987

FINAL SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON FEB 27 1987
BY Lawrence Jones

LAWRENCE JONES
Secretary

CERTIFICATION

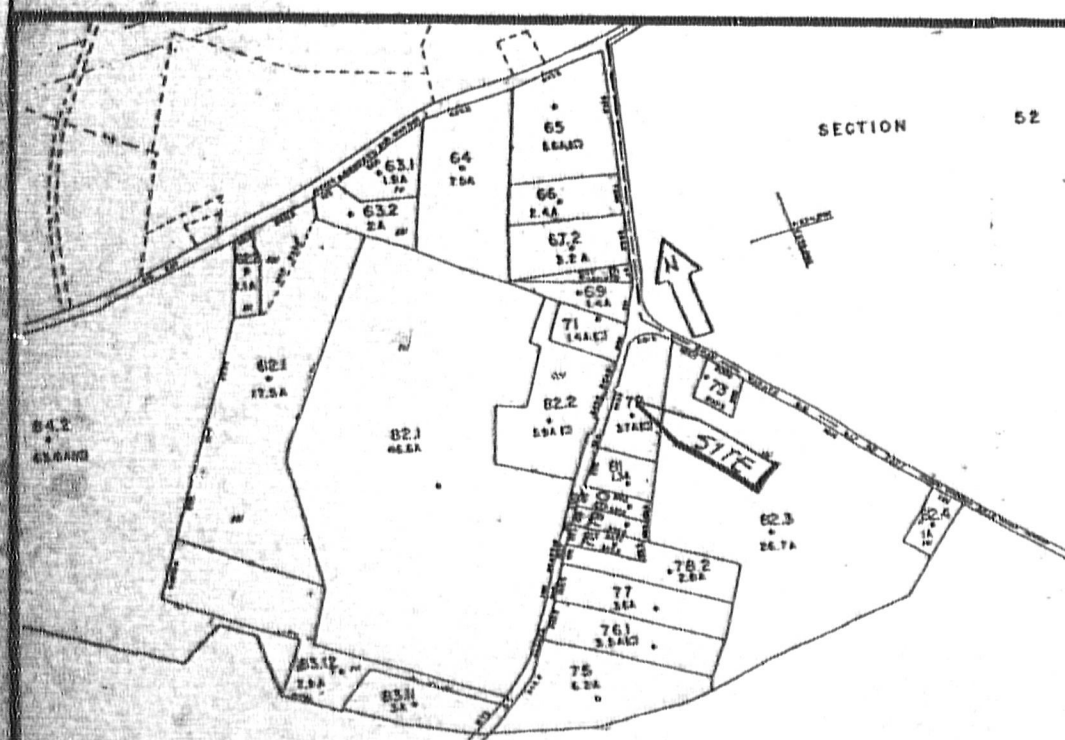
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 18 August 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

REVISIONS:
DATE DESCRIPTION

DATE	DESCRIPTION



LOCATION MAP

1" = 800'